

## Service Plaza Initiative – A Redevelopment Program

I-95 Darien Northbound & Southbound, Milford Southbound – Typical Exterior Rendering:



**Project Description:** Following the expiration of prior concession agreements with ExxonMobil for the provision of fuel services and McDonald's for the provision of food services, Project Service LLC began operating the food and fuel concessions at the Department's 23 service plazas on December 7, 2009. Project Service was awarded the contract as the result of a competitive RFP process that required a proposer to both operate the facilities' concessions and fully fund and implement a construction program to renovate each and every facility. The Service Plaza Initiative is changing the face of the State's fuel and food service plaza facilities on Routes I-95, I-395, and 15 by significantly improving the quality and character of the facilities and the services offered to traveling consumers. The original facilities were built in the 1940s and 1950s and, with the exception of a few minimal renovations, have had no significant capital improvements in the past 25 years. Project Service's solution includes extensive renovations at all 23 facilities that will create service plaza environments that are safe, clean, inviting, comfortable, and that will offer a variety of fresh food and beverage choices, including healthy options. The estimated cost for the redevelopment effort is \$178 million, including tenant fit-outs. This work includes the construction of completely new (and much larger) buildings at the Darien Northbound and Southbound and Milford Southbound locations on I-95 (already completed). The work also includes providing a minimum of 120 additional truck parking spaces among the six southernmost I-95 plazas (Darien Northbound & Southbound, Milford Northbound & Southbound, and Fairfield Northbound & Southbound) compared to what existed previously at those locations. In addition, truck idle reduction technology is being provided at 82 parking spaces along I-95. Mobil gasoline, Dunkin' Donuts, and an Alltown convenience store are being offered at each of the 23 locations. Subway is being offered at 20 locations, and McDonald's is also being offered at eight of the I-95 locations. A variety of additional food and retail vendors are also being offered at the I-95 locations. The introduction of freshly made food offerings at the Route 15 and I-395 locations is a major improvement over the pre-packaged offerings that were previously



the only option at these locations. By the end of February 2015 twenty of the twenty-three renovations will have been completed and reopened to the public. Once each of the plazas is reopened it will also have full stand-by generator capability which means that all of the plazas will be able to pump fuel and serve food during power outages.

**Financial Sources:** The capital improvements described above are being performed solely with private capital (no State or Federal monies). Interim State money was needed to “upfront” costs associated with environmental clean-up resulting from prior fuel operations at each site while a settlement with ExxonMobil was reached. This settlement was concluded in mid-April 2011.

**Budget Analysis:** Sufficient interim funding was identified to fund the necessary environmental remediation efforts while a settlement with ExxonMobil was reached. The settlement with ExxonMobil infused a significant amount of money into an independent remediation escrow account that will be used to fund the remediation efforts.